

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Forest Hill Drive, Talbot Green, Rhondda Cynon Taff. CF72 8JB



£365,000

Main Features

- Three bedroom
- Linked Detached
- Recently Renovated
- Off road
- Tri-Fold door to rear
- En-suite to Master bedroom
- Utility Room
- EPC - E
- Council Tax - E
- Freehold

General Information

Peter Morgan Property Group are pleased to bring to market this Three bedroom fully refurbished family home in the desirable estate of Forest Hills Drive.

This property comprises of -

Ground floor - Open plan living/dining room with tri-fold doors to rear. Utility with W.C. Kitchen.

First floor - 3 Double bedrooms (one with en-suite). Family bathroom.

Externally - Off road parking to the front. Landscaped rear garden with patio and raised area of lawn.

This really is a must view.

Accommodation

Open Plan Lounge/ Dining Room

Family size open plan living/dining room. Tri-fold door to rear garden. Wood effect flooring. Spotlights to ceiling. Radiator. Space for dining table and chairs. Access to kitchen.

Kitchen

UPVC double glazed window, fitted kitchen with a range of wall and floor cupboards with contrasting wood worktops. Black sink with drainer. Tiled flooring. Integrated oven and hob. Space for American style fridge freezer.

Utility

UPVC double glazed window. W.C with wash hand basin. Plumbing for washing machine. Space for tumble. Gas combi boiler. Tiled flooring

FIRST FLOOR

Family Bathroom

UPVC double glazed. Shower over bath. Wall mounted glass shower screen. W.C. Duo wash hand basin with vanity base unit. Tiled flooring. Spotlights to ceiling.

Bedroom One

UPVC double glazed window. Fitted carpet. Radiator. Access to En-Suite.

En Suite

UPVC double glazed window. Shower. W.C. Wash hand basin. Tiled flooring

Bedroom Two

UPVC double glazed window. Fitted carpet. Radiator.

Bedroom Three

UPVC double glazed window. Fitted carpet. Radiator.

Front

Off road parking.

Rear

Family size - Landscaped enclosed rear garden with patio leading to area of lawn. Summer house. BBQ area. Mature tree.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free? no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at Ben@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

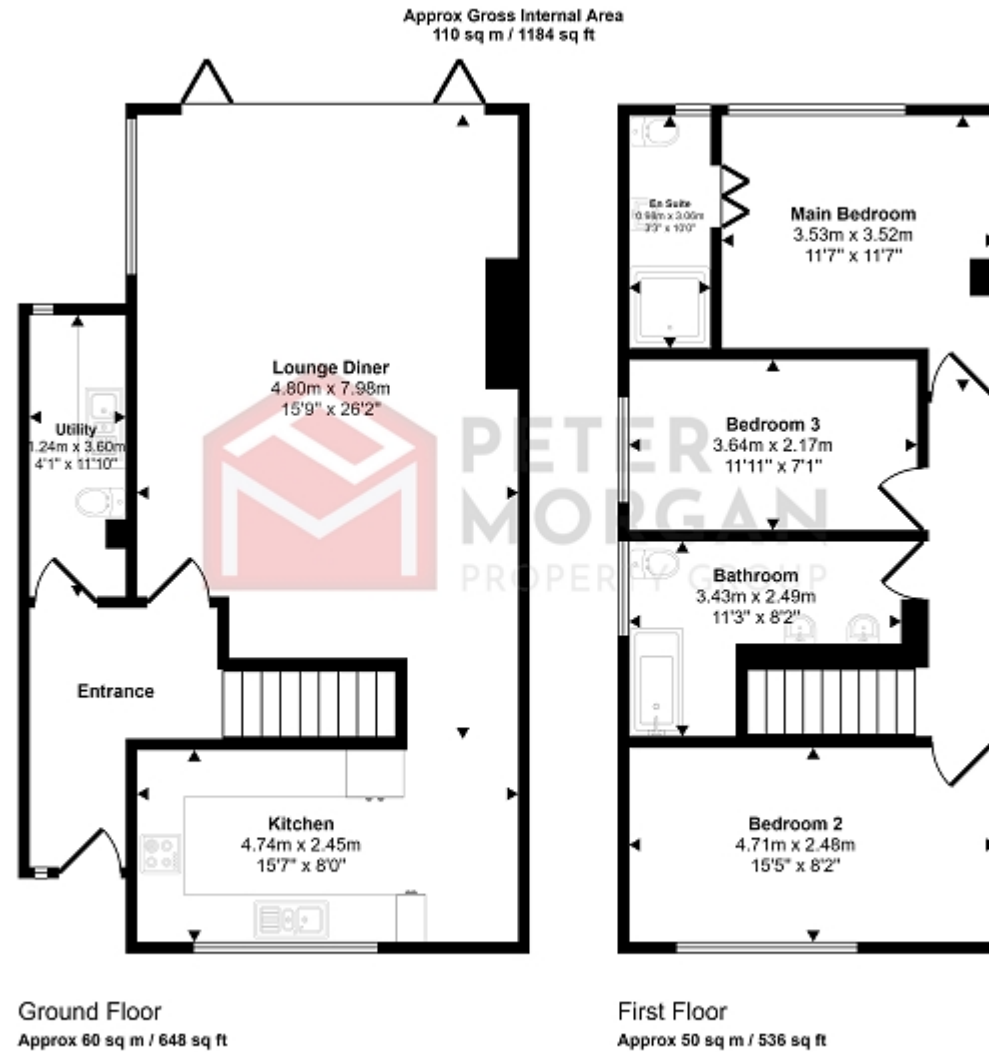
Current council tax banding E

Current heating type Combi


Tenure (To be confirmed) Freehold







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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